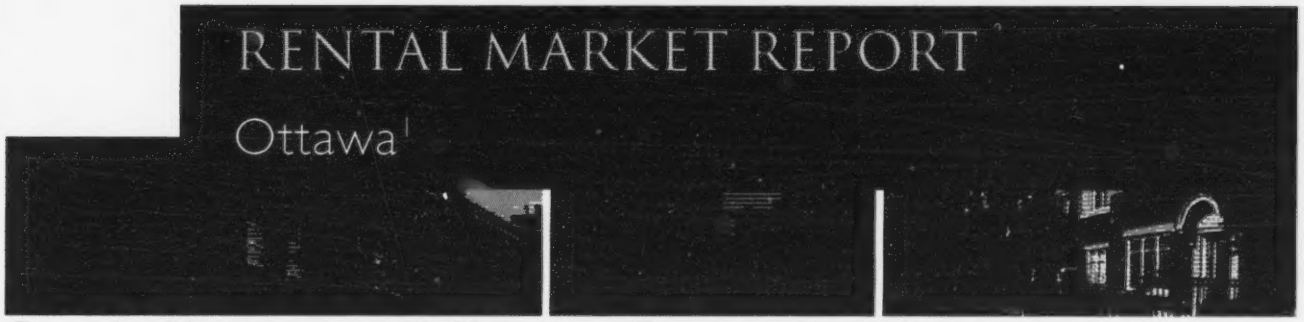
# RENTAL MARKET REPORT

## Ottawa[1]



Canada Mortgage and Housing Corporation

Release Date: Fall 2008

## Highlights

- Ottawa's vacancy rate for apartment units fell to 1.4 per cent, the lowest level since 2001.
- Robust rental demand pushed up average rents faster than the rate of inflation.
- Increased immigration, along with slower rental construction, will lead to further tightening of the rental market in 2009.

Table of Contents


1 **Highlights**

2 **Factors Supporting Rental Demand**

3 **Sources of Rental Supply**

3 **Apartment Rental Market**

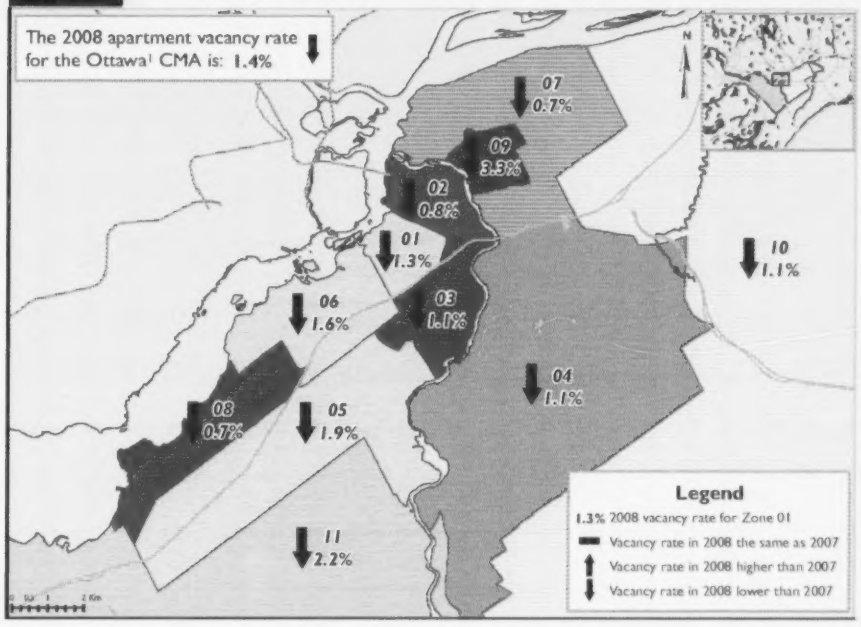
5 **Townhome Rental Market**

6 **Condominium Apartment Rental Market**

6 **Affordability Indicator**

7 **2009 Rental Market Outlook**


Figure 1




[1] Ontario part of Ottawa-Gatineau CMA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## Rental Market Survey Vacancy Results

Rental market data released by CMHC's latest survey confirmed that the October vacancy rate in the Ottawa Census Metropolitan Area (CMA) experienced tightening during 2008. The proportion of privately initiated apartments vacant in structures with three or more units declined to 1.4 per cent in this year, down from 2.3 per cent in 2007.

The recent level of rental market activity in Ottawa has been mostly driven by strong demand growth. Rental demand during 2008 was sustained by a stable economy with factors such as strong young adult employment growth, rising costs of homeownership and high migration levels being particularly influential.

# Factors Supporting Rental Demand

## Higher Homeownership Costs

Ottawa's economic fundamentals are very strong. In 2008, the labour market strength was supported by a solid trend in job creation and, as a result, Ottawa's workforce enjoys one of the highest average incomes among Canada's major cities. However, although strong full-time employment supports a high level of homeownership demand, record-high prices and growing economic uncertainty dampen demand for ownership housing.

As a result, some of Ottawa's potential homeowners have decided to stay in their rented units and postpone their purchase intentions.

## Strong Young Adult Employment

Among the various demographic groups affecting the rental market, the young population between the ages of 18 to 24 years old has traditionally been a strong source of demand, since they usually lack the financial means to secure a mortgage. Consequently, their success in the labour market has a crucial influence on their propensity to move out of the parental home and into the rental market.

Younger adults reached a 20-year record high level of full-time jobs, increasing by 3.8 per cent from January to September, when compared to last year. Therefore, rental demand among this age cohort has remained strong.

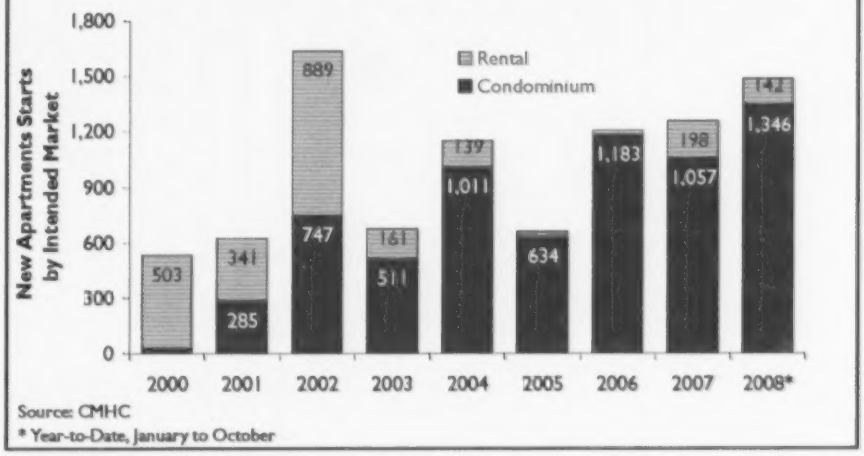
## Increasing International Migration

International migration flows in Ottawa have been growing at historically high rates, offsetting the weaker inter- and intra-provincial trends in recent years. During the intercensal period of 2001 to 2006, the Capital City received an all-time high annual average in-flow of six thousand immigrants. It is important to note that from arrival it takes an immigrant household between 5 to 7 years to purchase a home which implies greater rental demand.

Interestingly, Ottawa's growing recent immigrant population was not only younger than the Canadian-born population, but was also on average more educated than their previous immigrant counterparts. Such qualities have allowed recent immigrants to perform well in the labour market, encouraging them to stay in the Capital City. This provided a boost to rental demand during 2008.

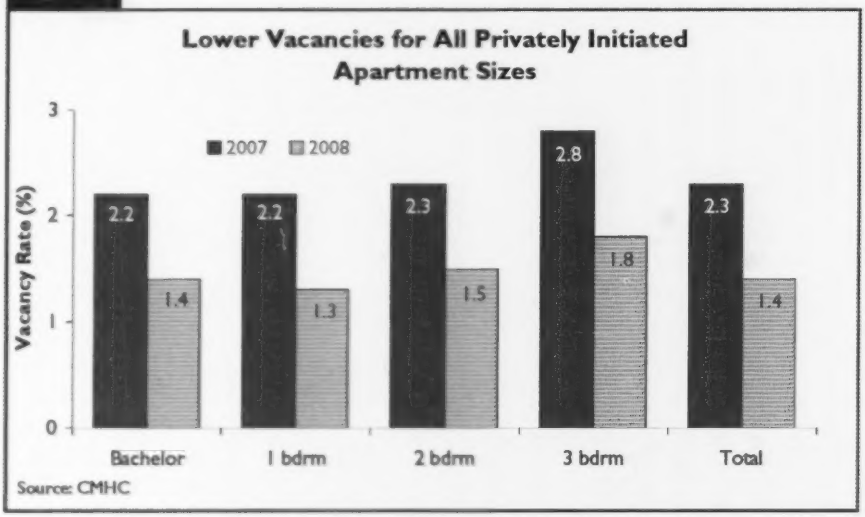
Figure 2

**Slow Rental Construction in Ottawa Since 2002**




Source: CMHC
* Year-to-Date, January to October

Figure 3




# Sources of Rental Supply

## Slow Rental Construction

On the supply side, the purpose-built rental construction trend has eased since the peak reached in 2002. The new supply of purpose-built rental units during the first ten months of 2008 exceeded the average for the past five years only mildly, with just 142 new units built. At the same time, apartment completions in the 12 months ending in June 2008 were up by only 11 units compared to the same period last year. Indeed, the rental apartment universe has remained virtually unchanged since 2004, which contributed to lower the vacancy rate.

## Increase in Condominium Apartment Rentals

Rental market activity in the Ottawa CMA purposed built market is increasingly competing with the supply of condominium apartments rented out by investors. Compared to last year, an additional 313 condominium apartment units were offered for rent in 2008, equivalent to an increase of 8.4 per cent. As a result, the supply of rental units within this segment has reached over 19 per cent of the growing condominium apartment universe in 2008. The total number of condominium apartments rented out comprised 6.7 per cent of the purpose-built apartment rental market supply.

## Fewer Secondary Rental Market Units

In 2008 the estimated number of households in the Secondary Rental Market declined by 2.8 per cent, with 35,433 households renting dwellings not covered by CMHC's Rental Market Survey.[1] This total number of housesholds comprises 35% of persons renting in Ottawa.

The only property type that gained popularity among renters was single-detached homes, up almost 24 per cent from 2007. Although other Secondary Rental dwellings such as semi-detached, rows, and duplexes still represent 64 per cent of the market, they attracted almost 9 per cent fewer households than last year.

# Apartment Rental Market

## Vacancy Rate Falls to 1.4 Per Cent

As a result of increasing demand for rental dwellings and slow rental construction, the Rental Market in Ottawa CMA experienced tightening, with widespread reductions in the vacancy rate across all apartment sizes. As well, all rental market zones experienced lower vacancy rates than last year, with New Edinburg/Manor Park/Overbrook and Westboro South/Hampton Pk/Britannia registering the lowest in Ottawa, both with 0.7 per cent.

## Rent Increases Faster than Inflation

The fixed sample average rent in the Ottawa CMA, which effectively compares rent for apartment units surveyed both in 2007 and in 2008, increased by a solid 3.6 per cent. This increase was widespread across all bedroom types.

[1] The RMS targets only privately initiated structures with at least three rental units, which have been on the market for at least three months.

## High Growth in Rent for 3-Bedroom Apartment Units

A significant acceleration in rent increases was experienced by the less common, more expensive three-bedroom apartment units, which grew by four per cent from last year. Such a jump in average rents reduces the cost gap between three bedroom apartments and homeownership.

One reason behind this trend is the growing demand from households seeking a more comfortable lifestyle comparable to that of the less affordable single-family home. Among these households, we find immigrants who tend to have larger families and are more likely to live with their extended family than Canadian born households, thus requiring bigger accommodations. The vacancy rate for this segment dropped to 1.8 per cent, down from 2.8 per cent in 2007.

## Two Bedroom Apartment Rent Exceeds Inflation

Households looking to rent a typical two-bedroom apartment during 2008 faced less choice and higher average rents than a year earlier. The vacancy rate for this apartment type tightened from 2.3 per cent in 2007 down to 1.5 per cent this year, driving the average rent up 3.7 per cent from a year ago.

Popularity of these type of apartments is driven by the fact that over 40 per cent of them are located in popular areas such as Altavista/Hunt Club, Downtown, Westboro/Hampton/ Brittania and Glebe/Old Ottawa South.

## Rental Demand Stronger in Regions Close to the Core

Although most regions have been tightening steadily since the 2004 peak, the trendier and more centric regions of Sandy Hill/Lowertown, Glebe/Old Ottawa South, and New Edinburg/Manor Park/Overbrook were among the areas with stronger rental activity in 2008. These rental zones experienced a combination of lower than average vacancy and rent increases above the city average.

Interestingly, the average rent in the area of Gloucester/Cumberland remained relatively flat, even though it experienced one of the most significant drops in the vacancy rate (from 2.6 to 1.1 per cent) and had the second lowest number of units available for rent. In contrast, following previous years' trend, the less popular area of Vanier offered the cheapest average rent and the highest rate of vacancy.

## Lower Vacancy Among Newer and Bigger Structures

Even though vacancy rates declined across all bedroom types and regions, significantly tighter conditions were experienced in trendier and more attractive segments of Ottawa's Rental Market. Apartment units in newer structures built after 1975 were particularly popular among renters, especially those built after the turn of the century. This type of apartment saw their vacancy rate drop sharply from 2.5 per cent to 1.2 per cent in 2008 and their average rents increase by 5.7 per cent from last year.

Similarly, bigger structures were particularly attractive among households seeking better services and amenities. This was especially true for rental buildings with 100 to 199 units, which saw their vacancy rates cut significantly from last year to just 1 per cent. Thus, monthly rents increased by 4.7 per cent from last year.

Figure 4

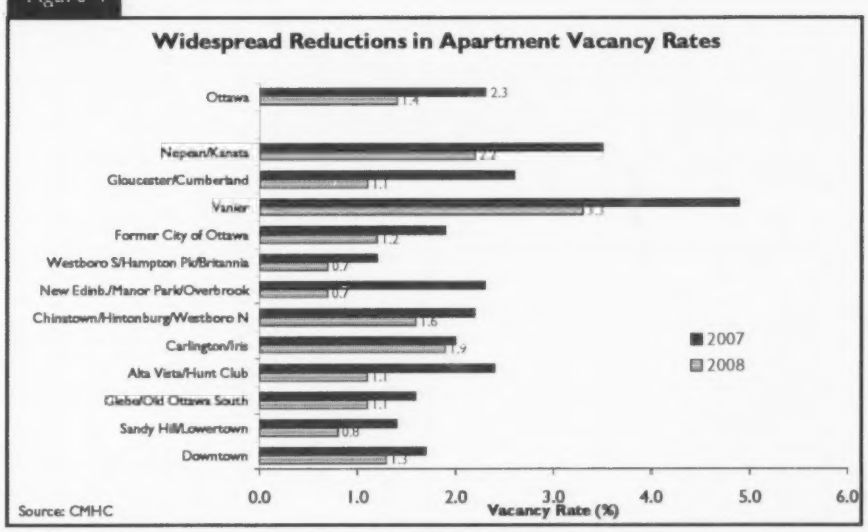
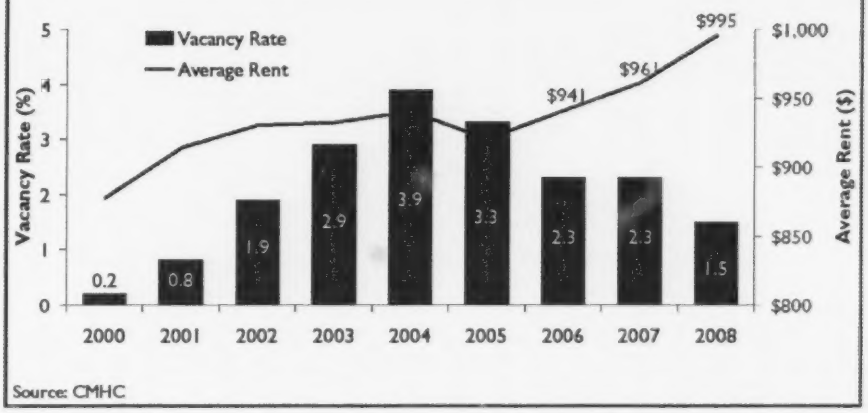


Figure 5

**Vacancy Rate and Average Rent for 2-Bedroom Privately Initiated Apartments**




Source: CMHC

## Suburban Regions Tightened the Most

The region of Nepean/Kanata, which currently offers 49 per cent of the total row house rental universe in the Ottawa CMA, experienced substantially tighter rental conditions in 2008. As some households seek suburban lifestyles in this increasingly popular region, stronger demand cut the number of vacant units almost in half compared to last year, driving the vacancy rate down to 1.9 per cent from 3.2 per cent in 2007 and 5.1 per cent in 2006.

However, the growth in average rent in Nepean/Kanata increased only mildly by 1.8 per cent, and was eclipsed by the jumps seen in other regions closer to the core. This was particularly true for Glebe/Old Ottawa South and Carlington/Iris, which saw growth rates in average rents of 3.4 per cent and 4.2 per cent from last year, respectively.

# Townhome Rental Market

## Vacancy Contracts to 2.2 Per Cent

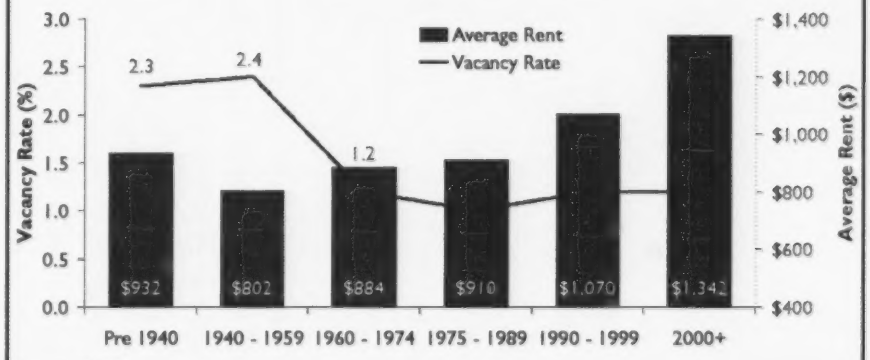
Townhome rental activity during 2008 gained intensity as some households seeking single-family-home-like lifestyles began to move away from growing resale prices. As a result, the vacancy rate for row house rental units declined to 2.2 per cent in October 2008, down from 2.9 a year earlier.

## Average Rent Posts Moderate Increase

Although the average monthly rent for this type of dwelling stayed significantly above that for apartment units, the growth in row house average rents remained below the rate of inflation, at 1.5 per cent. Average rents for row house units tend to be less responsive than apartments to tightening conditions due to their typically dispersed location in suburban areas away from the more expensive Downtown core.

Figure 6

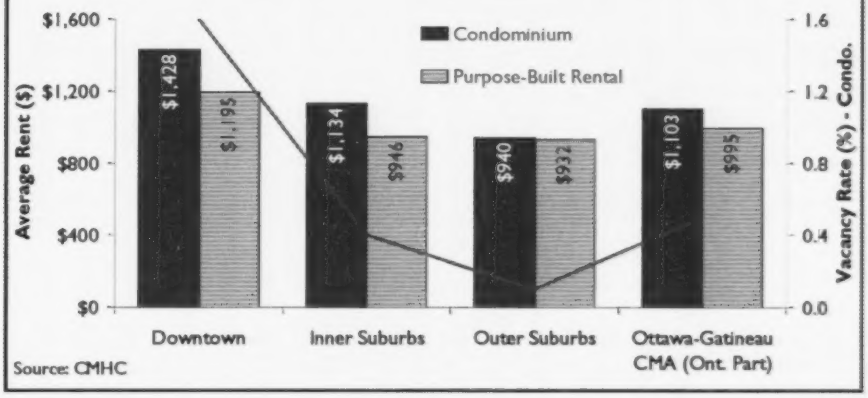
**Tighter Rental Conditions Among Newer Apartment Rental Structures**




Source: CMHC

Figure 7

**Lower Rents and Vacancy Rates for Two-Bedroom Condominium Apartments in the Outer Suburbs**




Source: CMHC

In contrast, the outer suburbs proved to be the preferred area for growth in condominium apartment rentals. Although these regions saw the fastest yearly supply growth of 14.4 per cent, strong demand resulted in the lowest vacancy rate of 0.1 per cent, down from the already low 0.2 per cent. A relatively lower monthly rent in exchange for suburban lifestyles was an influential factor among renters, who faced an average rent of $940 for a two bedroom condominium apartment or 1 per cent above that of purpose-built rental units.

# Condominium Apartment Rental Market

## Increasing Popularity of Condominium Apartment Rentals

Despite the increase in condominium apartment rentals, the vacancy rate for this segment remained at 0.5 per cent, steady from last year. At the same time, the average rent stood at $1,093 per month, equivalent to a 22 per cent premium over purpose-built rental apartment units.

Such strong demand within the fastest growing segment in Ottawa is being fuelled by its growing popularity among young professionals and empty-nesters who value high-quality building services and proximity to the core and its amenities. Not surprisingly, the vacancy rate for rented condominium apartments in buildings with 150 units or more was the lowest, at just 0.2 per cent.

## Condominium Apartments Supply Differs by Regions

Pressure for purpose-built rental accommodation in the Downtown core eased considerably since last year due to a steep rise in condominium apartment supply. The purpose-built apartment vacancy rate reached 1.6 per cent in the Downtown core, up from 0.2 per cent in 2007.

The inner suburbs experienced tightening in recent years, with its vacancy rate at 0.4 per cent this year, down from 1 per cent in 2007. Such tightening was mostly due to stronger demand pressures arising from the relatively more affordable rents. The popularity of condominium apartment rental remains strong in 2008 in this region, despite the fact that renters faced on average a 20 per cent premium in rent for a two-bedroom condominium apartment, over regular two bedroom rental apartments.

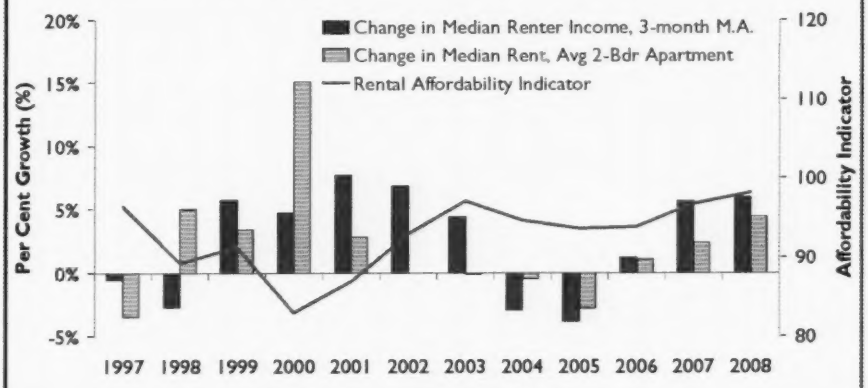
# Affordability Indicator

The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in the centre in which they live. In general, as the indicator increases, the market becomes more affordable. This indicator is further explained in the Methodology section of this report.

According to CMHC's rental affordability indicator, affordability in Ottawa's rental market improved this year. The indicator has been on an increasing trend since 2005 when it was at a low of 95. This year the median income of

Figure 8

**Rental Affordability Continues to Improve Gradually**




Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

renter households grew by 6 per cent, while the median two-bedroom apartment rent jumped by just 4.4 per cent. As a result, the rental affordability indicator in Ottawa stands at 98 for 2008, up from 97 in 2007.

## 2009 Rental Market Outlook

A combination of strong rental demand with slow supply of purposed-built apartments will prevail next year, pushing vacancy rates down further to 1.0 per cent. As well, record-high priced homes and economic uncertainty will deter some renters from jumping into the homeownership market.

Ottawa's two bedroom apartment rents are expected to grow by 3 per cent in 2009. This increase will be below this year's growth of 3.7 per cent because there will be lower turnover among tenants. The Residential Tenancies Act allows rent increases over the provincial guideline for apartments that become vacant.

# National Vacancy Rate Decreased in October 2008

The average rental apartment vacancy rate in Canada's 34 major centres[1] decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary ($1,148), Vancouver ($1,123), Toronto ($1,095), and Edmonton ($1,034), followed by Ottawa ($995), Kelowna ($967), and Victoria ($965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($505), Saguenay ($518), and Sherbrooke ($543).

Year-over-year comparison of rents in new and existing structures can b slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants.

The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

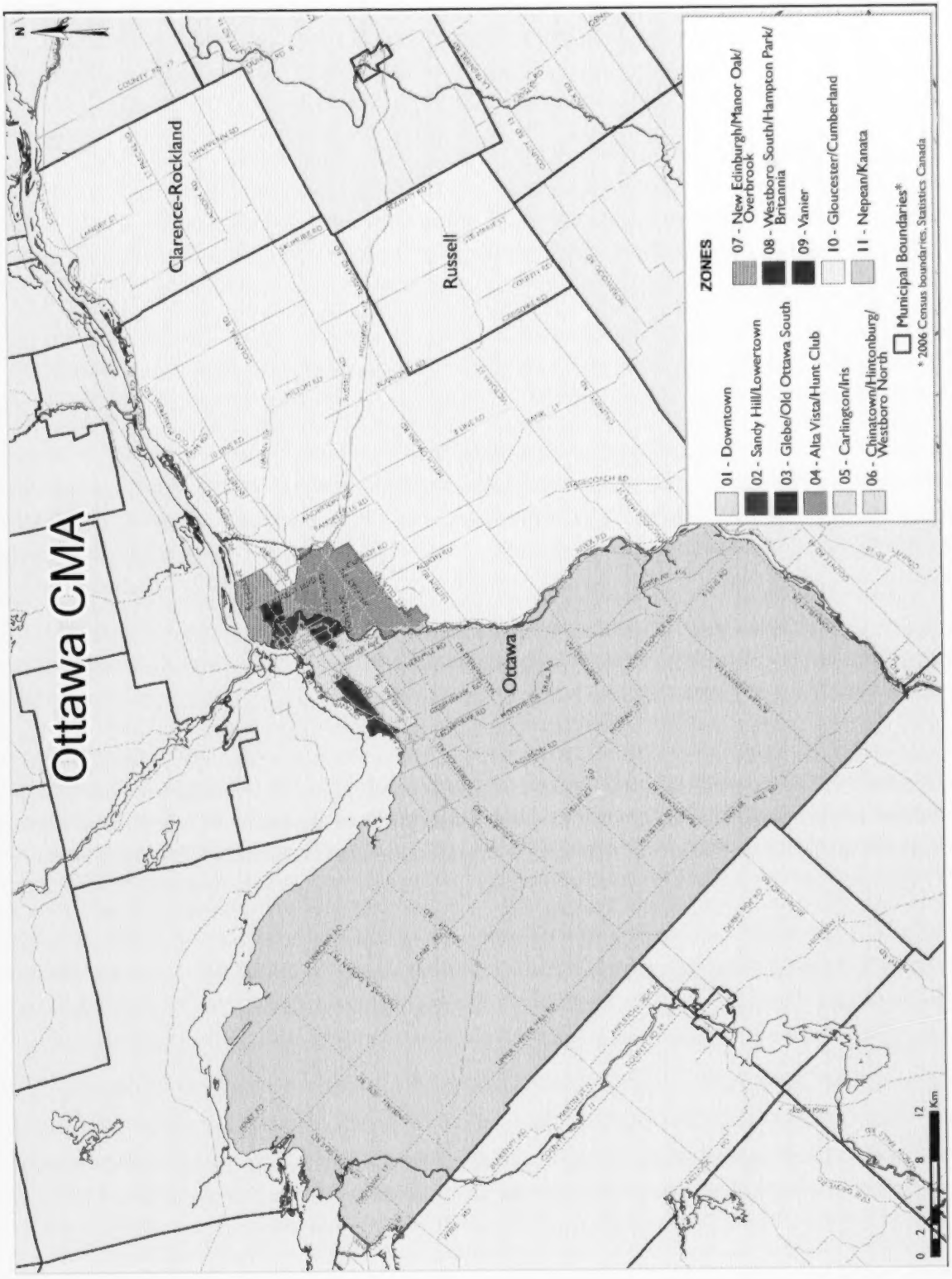
CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,625), Vancouver ($1,507), and Calgary ($1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

**Apartment Vacancy Rates (%) by Major Centres**

| | Oct-07 | Oct-08 |
|---|---|---|
| Abbotsford | 2.1 | 2.6 |
| Barrie | 3.2 | 3.5 |
| Brantford | 2.9 | 2.4 |
| Calgary | 1.5 | 2.1 |
| Edmonton | 1.5 | 2.4 |
| Gatineau | 2.9 | 1.9 |
| Greater Sudbury | 0.6 | 0.7 |
| Guelph | 1.9 | 2.3 |
| Halifax | 3.1 | 3.4 |
| Hamilton | 3.5 | 3.2 |
| Kelowna | 0.0 | 0.3 |
| Kingston | 3.2 | 1.3 |
| Kitchener | 2.7 | 1.8 |
| London | 3.6 | 3.9 |
| Moncton | 4.3 | 2.4 |
| Montréal | 2.9 | 2.4 |
| Oshawa | 3.7 | 4.2 |
| Ottawa | 2.3 | 1.4 |
| Peterborough | 2.8 | 2.4 |
| Québec | 1.2 | 0.6 |
| Regina | 1.7 | 0.5 |
| Saguenay | 2.8 | 1.6 |
| Saint John | 5.2 | 3.1 |
| Saskatoon | 0.6 | 1.9 |
| Sherbrooke | 2.4 | 2.8 |
| St. Catharines-Niagara | 4.0 | 4.3 |
| St. John's | 2.6 | 0.8 |
| Thunder Bay | 3.8 | 2.2 |
| Toronto | 3.2 | 2.0 |
| Trois-Rivières | 1.5 | 1.7 |
| Vancouver | 0.7 | 0.5 |
| Victoria | 0.5 | 0.5 |
| Windsor | 12.8 | 14.6 |
| Winnipeg | 1.5 | 1.0 |
| **Total** | **2.6** | **2.2** |

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.


Ottawa CMA
Clarence-Rockland
Russell
Ottawa
ZONES
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista/Hunt Club
05 - Carlington/Iris
06 - Chinatown/Hintonburg/ Westboro North
07 - New Edinburgh/Manor Oak/ Overbrook
08 - Westboro South/Hampton Park/ Britannia
09 - Vanier
10 - Gloucester/Cumberland
11 - Nepean/Kanata
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 2 4 8 12 Km

| RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION) | |
|---|---|
| Zone 1 | **Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east). |
| Zone 2 | **Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown. |
| Zone 3 | **Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South. |
| Zone 4 | **Alta Vista/Hunt Club** - Includes Alta Vista and Hunt Club. |
| Zone 5 | **Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris). |
| Zone 6 | **Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd. |
| Zone 7 | **New Edinburgh/Manor Park/Overbrook** - Includes the former township of Osgoode, and the municipalities of Clarence-Rockland and Russell. |
| Zone 8 | **Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia. |
| **Zones 1-8** | **Former City of Ottawa** |
| Zone 9 | **Vanier** - Includes Vanier. |
| Zone 10 | **Gloucester/Cumberland** - Includes the former municipalities of Gloucester, Cumberland, Clarence-Rockland, Russell and Osgoode. |
| Zone 11 | **Nepean/Kanata** - Includes the former municipalities of Kanata, Nepean, West Carleton, Goulbourn and Rideau. |
| **Zones 1-11** | **Ottawa-Gatineau CMA (Ontario portion)** |

| CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION) | |
|---|---|
| Sub Area 1 | **Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South). |
| Sub Area 2 | **Inner Suburbs** includes RMS Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 9 (Vanier). |
| Sub Area 3 | **Outer Suburbs** includes RMS Zone 4 (Alta Vista/Hunt Club); Zone 5 (Carlington/Iris); Zone 10 (Gloucester/Cumberland); and Zone 11 (Nepean/Kanata). |
| **Sub Areas 1-3** | **Ottawa-Gatineau CMA (Ontario portion)** |

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Apartment Data:**

1.3.3 Vacancy Rates (%) by structure Size and Zone

**Private Row (Townhouse) Data:**

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

**Private Apartment and Row (Townhouse) Data:**

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

## Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

**Rental Condominium Apartment Data ***

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

## Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

**Secondary Rented Unit Data**

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

## 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | 1.7 b | 1.7 b | 1.7 a | 1.2 a | 1.8 b | 1.2 a | ** | ** | 1.7 a | 1.3 a |
| Sandy Hill/Lowertown | 1.5 c | 0.8 a | 1.4 a | 0.9 a | 1.1 a | 0.8 a | ** | ** | 1.4 a | 0.8 a |
| Glebe/Old Ottawa South | 4.9 d | 1.8 c | 1.4 a | 0.9 a | 1.4 a | 0.7 a | ** | ** | 1.6 b | 1.1 a |
| Alta Vista/Hunt Club | 3.0 a | 0.7 a | 2.4 a | 0.8 a | 2.3 a | 1.4 a | 2.5 a | 0.8 a | 2.4 a | 1.1 a |
| Carlington/Iris | 2.7 a | 1.6 a | 2.3 a | 1.7 a | 1.6 a | 2.1 a | 0.5 a | 3.6 c | 2.0 a | 1.9 a |
| Chinatown/Hintonburg/Westboro N | 1.9 a | 2.5 a | 2.4 a | 1.4 a | 2.2 b | 1.6 b | 0.8 d | 2.4 a | 2.2 a | 1.6 a |
| New Edinb./Manor Park/Overbrook | 0.0 d | 0.0 c | 4.0 c | 1.0 a | 1.3 a | 0.5 a | 0.0 d | ** | 2.3 b | 0.7 a |
| Westboro S/Hampton Pk/Britannia | 1.4 a | 0.9 a | 1.3 a | 0.8 a | 1.2 a | 0.4 a | 0.0 c | 0.6 a | 1.2 a | 0.7 a |
| Former City of Ottawa | 1.9 a | 1.4 a | 2.0 a | 1.1 a | 1.7 a | 1.2 a | 1.7 b | 1.7 b | 1.9 a | 1.2 a |
| Vanier | ** | ** | 4.6 c | 2.8 b | 4.9 d | 4.0 c | ** | ** | 4.9 c | 3.3 c |
| Gloucester/Cumberland | ** | 0.0 c | 1.3 a | 1.2 a | 2.6 a | 1.1 a | ** | 0.9 a | 2.6 a | 1.1 a |
| Nepean/Kanata | 2.1 a | 2.1 a | 2.9 a | 2.3 a | 3.7 b | 2.2 a | 5.7 b | 2.4 a | 3.5 a | 2.2 a |
| **Ottawa** | **2.2 a** | **1.4 a** | **2.2 a** | **1.3 a** | **2.3 a** | **1.5 a** | **2.8 b** | **1.8 a** | **2.3 a** | **1.4 a** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.1.2 Private Apartment Average Rents ($)
## by Zone and Bedroom Type
## Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | 664 a | 695 a | 887 a | 916 a | 1,201 a | 1,260 a | 1,242 b | 1,393 a | 928 a | 969 a |
| Sandy Hill/Lowertown | 673 a | 702 a | 906 a | 946 a | 1,108 a | 1,175 a | 1,459 b | 1,566 a | 958 a | 1,019 a |
| Glebe/Old Ottawa South | 645 a | 662 a | 844 a | 854 a | 1,070 a | 1,115 a | 1,135 b | 1,328 a | 943 - | 971 a |
| Alta Vista/Hunt Club | 615 a | 636 a | 764 a | 783 a | 922 a | 941 a | 1,206 a | 1,250 a | 847 a | 868 a |
| Carlington/Iris | 622 a | 672 a | 745 a | 783 a | 891 a | 926 a | 1,105 a | 1,139 a | 805 a | 843 a |
| Chinatown/Hintonburg/Westboro N | 590 a | 627 a | 725 a | 776 a | 951 a | 1,003 a | 1,322 b | 1,315 a | 780 a | 827 a |
| New Edinb./Manor Park/Overbrook | 628 a | 649 a | 802 a | 829 a | 960 a | 1,019 a | 1,047 c | 1,178 c | 882 a | 930 a |
| Westboro S/Hampton Pk/Britannia | 645 a | 673 a | 776 a | 801 a | 922 a | 949 a | 1,079 a | 1,086 a | 834 a | 859 a |
| Former City of Ottawa | 644 a | 675 a | 809 a | 840 a | 987 a | 1,026 a | 1,214 a | 1,319 a | 871 a | 909 a |
| Vanier | 556 b | 526 a | 666 a | 674 a | 771 a | 786 a | 873 b | 892 a | 723 a | 729 a |
| Gloucester/Cumberland | 668 a | 684 a | 765 a | 794 a | 871 a | 875 a | 968 a | 962 a | 840 a | 850 a |
| Nepean/Kanata | 692 a | 716 a | 788 a | 817 a | 978 a | 1,007 a | 1,071 a | 1,096 a | 913 a | 941 a |
| **Ottawa** | **643 a** | **671 a** | **798 a** | **827 a** | **961 a** | **995 a** | **1,144 a** | **1,227 a** | **864 a** | **897 a** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type
## Ottawa CMA

| Zone | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | | Total | Vacant | | Total | Vacant | | Total | Vacant | | Total | Vacant | | Total |
| Downtown | 25 | b | 1,485 | 60 | a | 5,014 | 25 | a | 2,082 | ** | | 220 | 114 | a | 8,800 |
| Sandy Hill/Lowertown | 8 | a | 908 | 25 | a | 2,949 | 14 | a | 1,806 | ** | | 421 | 51 | a | 6,085 |
| Glebe/Old Ottawa South | 5 | c | 265 | 13 | a | 1,468 | 9 | a | 1,236 | ** | | 207 | 34 | a | 3,176 |
| Alta Vista/Hunt Club | 2 | a | 302 | 39 | a | 4,636 | 61 | a | 4,348 | 3 | a | 363 | 105 | a | 9,649 |
| Carlington/Iris | 8 | a | 507 | 54 | a | 3,213 | 56 | a | 2,718 | 7 | c | 189 | 125 | a | 6,626 |
| Chinatown/Hintonburg/Westboro N | 17 | a | 671 | 34 | a | 2,531 | 18 | b | 1,128 | 3 | a | 144 | 73 | a | 4,474 |
| New Edinb./Manor Park/Overbrook | 0 | c | 201 | 13 | a | 1,332 | 8 | a | 1,641 | ** | | 155 | 23 | a | 3,329 |
| Westboro S/Hampton Pk/Britannia | 4 | a | 428 | 22 | a | 2,714 | 10 | a | 2,292 | 1 | a | 157 | 37 | a | 5,591 |
| Former City of Ottawa | 68 | a | 4,767 | 262 | a | 23,857 | 201 | a | 17,251 | 31 | b | 1,856 | 562 | a | 47,730 |
| Vanier | ** | | 180 | 49 | b | 1,735 | 70 | c | 1,759 | ** | | 211 | 128 | c | 3,885 |
| Gloucester/Cumberland | 0 | c | 120 | 11 | a | 889 | 19 | a | 1,764 | 2 | a | 233 | 32 | a | 3,006 |
| Nepean/Kanata | 3 | a | 141 | 44 | a | 1,912 | 72 | a | 3,287 | 8 | a | 333 | 127 | a | 5,674 |
| **Ottawa** | **74** | **a** | **5,208** | **365** | **a** | **28,393** | **362** | **a** | **24,061** | **48** | **a** | **2,633** | **849** | **a** | **60,295** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | 4.0 b | 3.1 b | 3.1 b | 2.5 a | 3.2 b | 2.2 b | ** | ** | 3.3 a | 2.5 a |
| Sandy Hill/Lowertown | 3.0 c | 2.8 b | 2.8 a | 2.1 a | 1.9 c | 1.7 b | 4.5 d | ** | 2.7 a | 2.0 a |
| Glebe/Old Ottawa South | 5.7 d | 2.2 b | 2.8 b | 2.3 b | 2.8 b | 1.0 a | 1.2 d | 4.6 d | 2.9 b | 1.9 b |
| Alta Vista/Hunt Club | 4.6 a | 2.0 a | 3.8 a | 2.3 a | 3.9 a | 3.0 a | 3.6 a | 1.9 a | 3.9 a | 2.6 a |
| Carlington/Iris | 3.6 a | 3.2 a | 4.4 a | 4.4 a | 3.7 b | 4.0 b | 1.6 c | 5.7 b | 4.0 a | 4.2 a |
| Chinatown/Hintonburg/Westboro N | 2.2 a | 4.1 a | 2.9 a | 2.1 a | 2.6 a | 2.7 a | 0.8 d | 2.4 a | 2.7 a | 2.6 a |
| New Edinb./Manor Park/Overbrook | 0.0 d | 0.0 c | 4.4 c | 1.9 a | 2.4 a | 0.9 a | 1.2 d | 4.1 d | 3.0 b | 1.4 a |
| Westboro S/Hampton Pk/Britannia | 2.8 a | 1.6 a | 2.8 a | 2.2 a | 2.3 a | 1.8 a | 0.6 a | 1.3 a | 2.5 a | 2.0 a |
| Former City of Ottawa | 3.4 a | 2.8 a | 3.4 a | 2.5 a | 3.1 a | 2.4 a | 2.5 b | 2.7 a | 3.2 a | 2.5 a |
| Vanier | ** | ** | 5.4 c | 4.0 c | 6.4 c | 5.7 c | ** | ** | 6.2 b | 4.7 b |
| Gloucester/Cumberland | ** | 0.0 c | 1.9 a | 1.9 a | 3.7 a | 2.2 a | ** | 1.3 a | 3.4 a | 1.9 a |
| Nepean/Kanata | 8.5 a | 6.4 a | 6.5 a | 6.6 a | 6.8 a | 5.3 a | 9.8 a | 5.4 b | 6.9 a | 5.8 a |
| **Ottawa** | **3.7 a** | **2.8 a** | **3.7 a** | **2.9 a** | **3.9 a** | **3.0 a** | **4.4 b** | **2.9 a** | **3.8 a** | **2.9 a** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Ottawa CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 |
| Downtown | 2.1 c | 4.6 c | 2.0 b | 3.9 b | ++ | 5.0 c | ++ | ++ | 1.7 c | 4.2 b |
| Sandy Hill/Lowertown | 2.2 c | 3.2 d | 5.3 d | 3.7 d | ++ | 4.5 c | ++ | ++ | 4.3 d | 3.6 c |
| Glebe/Old Ottawa South | ** | 3.6 b | 4.0 d | ++ | ++ | 4.5 d | ** | ** | ** | ++ |
| Alta Vista/Hunt Club | ++ | 3.9 b | 3.6 a | 2.6 a | 2.9 a | 3.0 a | 2.5 a | 5.3 a | 3.2 a | 3.0 a |
| Carlington/Iris | 1.4 a | 7.0 a | 2.6 b | 5.3 b | 3.1 c | 5.5 b | 4.5 c | 4.1 d | 2.3 b | 5.3 b |
| Chinatown/Hintonburg/Westboro N | ++ | 6.5 a | ++ | 7.1 a | ++ | 5.4 c | ** | ++ | ++ | 6.7 a |
| New Edinb./Manor Park/Overbrook | ** | ** | ** | 3.9 c | 1.4 d | 3.8 d | ** | 4.8 d | 2.1 c | 4.0 c |
| Westboro S/Hampton Pk/Britannia | 0.8 a | 3.5 a | 1.2 a | 3.3 a | 0.6 a | 3.1 a | 1.5 a | 1.0 a | 1.1 a | 3.1 a |
| Former City of Ottawa | 1.2 a | 4.6 b | 2.6 a | 3.8 a | 1.9 a | 4.2 a | 1.4 d | 4.7 c | 2.2 a | 4.0 a |
| Vanier | ** | ++ | 2.9 c | 1.3 a | ++ | 1.4 a | ** | ** | 1.9 c | 1.1 a |
| Gloucester/Cumberland | ++ | 2.1 a | 3.0 a | 3.4 a | 2.1 a | 0.5 a | ++ | ++ | 1.6 a | 1.3 a |
| Nepean/Kanata | 4.1 a | 3.3 a | 4.6 a | 2.8 a | 4.2 a | 2.9 a | 4.4 b | 2.2 a | 4.4 a | 2.9 a |
| **Ottawa** | **1.3 a** | **4.3 a** | **2.8 a** | **3.6 a** | **2.0 a** | **3.7 a** | **1.6 c** | **4.0 c** | **2.4 a** | **3.6 a** |

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Ottawa** | | | | | | | | | | |
| Pre 1940 | 1.9 c | 3.5 d | 2.4 b | 2.1 c | 2.1 c | 2.1 c | ** | 2.6 c | 2.3 b | 2.3 b |
| 1940 - 1959 | 3.3 c | 1.7 b | 3.5 b | 2.6 a | 4.0 d | 2.5 b | ** | 1.2 d | 3.6 b | 2.4 a |
| 1960 - 1974 | 1.8 a | 1.0 a | 2.0 a | 1.1 a | 2.1 a | 1.4 a | 2.2 a | 1.3 a | 2.0 a | 1.2 a |
| 1975 - 1989 | 2.7 b | 0.8 a | 1.8 a | 0.8 a | 1.7 a | 1.0 a | 5.8 c | 2.3 b | 2.0 a | 1.0 a |
| 1990 - 1999 | ** | ** | 0.7 a | 1.4 a | 1.7 b | 0.9 a | ** | ** | 1.3 a | 1.2 a |
| 2000+ | 0.0 a | ** | 3.9 a | 0.6 a | 1.9 a | 1.7 b | ** | ** | 2.5 a | 1.2 a |
| Total | 2.2 a | 1.4 a | 2.2 a | 1.3 a | 2.3 a | 1.5 a | 2.8 b | 1.8 a | 2.3 a | 1.4 a |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Ottawa** | | | | | | | | | | |
| Pre 1940 | 587 a | 625 a | 783 a | 810 a | 1,012 a | 1,076 a | 1,223 b | 1,349 a | 880 a | 932 a |
| 1940 - 1959 | 620 a | 635 a | 726 a | 737 a | 858 a | 881 a | 1,045 b | 1,056 b | 788 a | 802 a |
| 1960 - 1974 | 655 a | 687 a | 791 a | 822 a | 952 a | 985 a | 1,186 a | 1,223 a | 852 a | 884 a |
| 1975 - 1989 | 663 a | 677 a | 809 a | 834 a | 964 a | 994 a | 1,052 a | 1,144 a | 881 a | 910 a |
| 1990 - 1999 | ** | 703 b | 1,031 d | 1,009 b | 1,021 b | 1,047 a | ** | 1,616 a | 1,019 b | 1,070 a |
| 2000+ | 874 b | 895 d | 1,247 a | 1,336 b | 1,300 a | 1,363 a | ** | ** | 1,270 a | 1,342 a |
| Total | 643 a | 671 a | 798 a | 827 a | 961 a | 995 a | 1,144 a | 1,227 a | 864 a | 897 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \le cv \le 2.5$), b – Very good ($2.5 < cv \le 5$), c – Good ($5 < cv \le 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Ottawa** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | 3.3 d | 3.4 d | 3.2 d | 3.2 d | 1.3 d | ** | 3.1 c | 3.1 c |
| 6 to 19 Units | 4.0 d | 3.2 d | 2.4 b | 2.3 b | 2.7 a | 2.0 b | ** | 2.9 c | 2.7 a | 2.2 a |
| 20 to 49 Units | 1.7 a | 2.4 a | 3.9 a | 1.6 a | 4.3 b | 1.7 a | ** | 0.8 d | 3.7 a | 1.7 a |
| 50 to 99 Units | 2.5 a | 1.0 a | 3.2 a | 1.5 a | 2.5 a | 0.9 a | 5.2 a | 1.7 a | 2.9 a | 1.3 a |
| 100 to 199 Units | 1.5 a | 1.0 a | 1.5 a | 0.7 a | 1.7 a | 1.3 a | 3.1 a | 1.1 a | 1.6 a | 1.0 a |
| 200+ Units | 1.7 a | 0.7 a | 1.5 a | 0.9 a | 1.7 a | 1.1 a | 2.5 a | 1.4 a | 1.7 a | 1.0 a |
| Total | 2.2 a | 1.4 a | 2.2 a | 1.3 a | 2.3 a | 1.5 a | 2.8 b | 1.8 a | 2.3 a | 1.4 a |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Ottawa** | | | | | | | | | | |
| 3 to 5 Units | 572 b | 586 b | 729 a | 736 a | 933 a | 920 a | 1,033 b | 1,135 b | 846 a | 858 a |
| 6 to 19 Units | 570 a | 611 a | 716 a | 747 a | 867 a | 912 a | 1,094 a | 1,281 b | 806 a | 854 a |
| 20 to 49 Units | 633 a | 646 a | 796 a | 804 a | 932 a | 960 a | 1,292 b | 1,369 a | 820 a | 840 a |
| 50 to 99 Units | 652 a | 681 a | 797 a | 827 a | 947 a | 970 a | 1,053 a | 1,106 a | 829 a | 857 a |
| 100 to 199 Units | 657 a | 696 a | 797 a | 842 a | 1,002 a | 1,042 a | 1,117 a | 1,162 a | 874 a | 915 a |
| 200+ Units | 676 a | 696 a | 842 a | 863 a | 1,011 a | 1,044 a | 1,235 a | 1,285 a | 918 a | 946 a |
| Total | 643 a | 671 a | 798 a | 827 a | 961 a | 995 a | 1,144 a | 1,227 a | 864 a | 897 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \le cv \le 2.5$), b – Very good ($2.5 < cv \le 5$), c – Good ($5 < cv \le 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa CMA

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100-199 | | 200+ | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | 1.8 c | ** | 2.5 c | 2.8 c | 3.0 a | 0.6 a | 2.1 a | 2.2 a | 0.9 a | 0.7 a | 0.9 a | 0.6 a |
| Sandy Hill/Lowertown | ** | ** | 1.4 d | 0.8 d | 2.6 a | 1.0 a | 1.6 a | 0.9 a | 0.2 a | 0.1 a | 0.3 a | ** |
| Glebe/Old Ottawa South | ** | ** | 2.4 c | 1.7 c | 0.9 a | 0.0 a | ** | ** | ** | ** | 1.7 a | 1.0 a |
| Alta Vista/Hunt Club | ** | ** | 5.0 c | 0.8 a | 1.5 a | 1.0 a | 2.0 a | 0.5 a | 1.7 a | 0.8 a | 2.9 a | 1.4 a |
| Carlington/Iris | 5.2 d | 3.9 d | 1.1 a | 2.9 c | 8.0 a | 6.1 a | 4.0 a | 1.1 a | 1.7 a | 0.9 a | 0.9 a | 1.2 a |
| Chinatown/Hintonburg/Westboro N | 1.1 d | 4.7 c | 1.9 b | 2.8 a | 4.5 b | 2.4 a | 3.9 a | 0.5 a | 2.2 a | 1.9 a | 0.6 a | 0.3 a |
| New Edinb./Manor Park/Overbrook | ** | ** | 2.1 c | 1.1 a | 1.2 a | 0.4 a | 8.0 a | 1.3 a | 1.0 a | 0.1 a | ** | ** |
| Westboro S/Hampton Pk/Britannia | ** | 2.3 c | 2.5 a | 0.4 a | 2.7 a | 2.2 a | 4.2 a | 2.1 a | 1.4 a | 0.3 a | 0.4 a | 0.5 a |
| Former City of Ottawa | 1.9 c | 2.2 b | 1.9 b | 2.0 b | 3.4 a | 1.7 a | 2.9 a | 1.2 a | 1.4 a | 0.7 a | 1.4 a | 0.9 a |
| Vanier | 5.9 d | 5.6 d | 5.1 d | 3.4 c | 3.3 a | 2.3 a | ** | ** | n/u | n/u | ** | ** |
| Gloucester/Cumberland | 11.5 a | 3.3 a | 1.2 a | 0.5 a | 1.3 a | 2.4 a | 0.5 a | 1.1 a | 1.5 a | 0.8 a | 4.2 a | 1.0 a |
| Nepean/Kanata | 3.3 d | ** | 5.1 c | 2.5 c | 8.2 a | 1.5 a | 3.0 a | 1.9 a | 2.9 a | 2.4 a | 2.7 a | 2.3 a |
| **Ottawa** | **3.1 c** | **3.1 c** | **2.7 a** | **2.2 a** | **3.7 a** | **1.7 a** | **2.9 a** | **1.3 a** | **1.6 a** | **1.0 a** | **1.7 a** | **1.0 a** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Ottawa CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Ottawa** | | | | | | | | | | |
| LT $700 | 2.2 a | 1.4 a | 2.9 a | 3.0 b | ** | ** | ** | ** | 2.6 a | 2.6 a |
| $700 - $799 | 2.7 a | 1.4 a | 2.0 a | 1.1 a | 3.7 c | 2.5 b | ** | ** | 2.3 a | 1.4 a |
| $800 - $899 | 3.3 b | 1.0 a | 2.4 a | 1.0 a | 1.8 a | 1.2 a | ** | 0.0 d | 2.1 a | 1.0 a |
| $900 - $999 | ** | 0.0 c | 1.5 a | 1.3 a | 2.2 a | 1.6 a | 2.7 c | 1.0 a | 2.0 a | 1.4 a |
| $1000 - $1199 | ** | ** | 1.9 a | 1.3 a | 2.9 a | 1.3 a | 3.4 c | 1.4 a | 2.8 a | 1.3 a |
| $1200+ | 0.0 a | ** | 4.6 c | 0.5 a | 2.5 b | 1.4 a | 2.7 b | 2.7 b | 2.8 a | 1.6 a |
| Total | 2.2 a | 1.4 a | 2.2 a | 1.3 a | 2.3 a | 1.5 a | 2.8 b | 1.8 a | 2.3 a | 1.4 a |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | ** | ** | 9.5 a | ** | ** | ** | 5.0 a | ** | 7.3 a | ** |
| Sandy Hill/Lowertown | n/u | n/u | ** | ** | ** | ** | 5.5 b | 0.0 a | 4.5 c | 0.0 c |
| Glebe/Old Ottawa South | n/u | n/u | ** | ** | ** | ** | ** | ** | ** | 5.2 c |
| Alta Vista/Hunt Club | n/u | n/u | n/u | n/u | 3.8 a | 4.8 a | 3.7 a | 5.1 a | 3.7 a | 5.1 a |
| Carlington/Iris | n/u | n/u | n/u | n/u | 0.6 a | ** | 2.4 a | 1.9 a | 1.7 a | 1.4 a |
| Chinatown/Hintonburg/Westboro N | n/u | n/u | 0.0 a | ** | 0.0 a | 3.4 a | 0.0 c | ** | 0.0 c | 1.7 c |
| New Edinb./Manor Park/Overbrook | n/u | n/u | ** | ** | 0.4 a | 0.2 a | 3.1 a | 1.1 a | 1.8 a | 1.5 a |
| Westboro S/Hampton Pk/Britannia | n/u | n/u | n/u | n/u | 0.0 a | 0.0 a | 9.7 a | 0.0 a | 4.6 a | 0.0 a |
| Former City of Ottawa | ** | ** | 3.2 c | ** | 0.8 a | 1.2 a | 3.3 a | 3.1 a | 2.5 a | 2.7 a |
| Vanier | n/u | n/u | n/u | n/u | ** | ** | 0.0 a | 2.2 a | 0.0 a | 2.1 a |
| Gloucester/Cumberland | n/u | n/u | ** | ** | 10.0 a | 4.1 c | 2.5 a | 2.1 a | 2.9 a | 2.2 a |
| Nepean/Kanata | ** | ** | ** | ** | 5.6 a | 3.3 a | 2.5 a | 1.5 a | 3.2 a | 1.9 a |
| **Ottawa** | ** | ** | 3.1 d | ** | 3.5 a | 2.3 a | 2.7 a | 2.0 a | 2.9 a | 2.2 a |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type
### Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | ** | ** | ** | ** | ** | ** | 1,483 b | ** | 1,146 a | 971 b |
| Sandy Hill/Lowertown | n/u | n/u | ** | ** | 1,037 b | 1,045 c | 1,269 c | 1,329 c | 1,058 b | 1,170 b |
| Glebe/Old Ottawa South | n/u | n/u | ** | ** | ** | ** | 1,290 b | 1,377 b | 1,243 a | 1,320 a |
| Alta Vista/Hunt Club | n/u | n/u | n/u | n/u | 1,050 a | 960 a | 1,204 a | 1,193 a | 1,188 a | 1,148 a |
| Carlington/Iris | n/u | n/u | n/u | n/u | 976 a | ** | 1,007 a | 1,062 a | 995 a | 1,055 a |
| Chinatown/Hintonburg/Westboro N | n/u | n/u | ** | ** | 1,095 b | 972 a | 1,002 c | 1,064 b | 1,000 b | 1,008 a |
| New Edinb./Manor Park/Overbrook | n/u | n/u | ** | ** | 856 a | 852 a | 954 a | 983 a | 896 a | 913 a |
| Westboro S/Hampton Pk/Britannia | n/u | n/u | n/u | n/u | 933 a | 897 a | 1,019 a | 1,017 a | 974 a | 957 a |
| Former City of Ottawa | ** | ** | 702 a | 808 b | 916 a | 915 a | 1,093 a | 1,109 a | 1,019 a | 1,032 a |
| Vanier | n/u | n/u | n/u | n/u | ** | ** | 1,131 a | 1,154 a | 1,114 a | 1,130 a |
| Gloucester/Cumberland | n/u | n/u | ** | ** | 1,137 a | 1,235 a | 1,100 a | 1,130 a | 1,102 a | 1,136 a |
| Nepean/Kanata | ** | ** | ** | ** | 1,016 a | 1,044 a | 1,136 a | 1,149 a | 1,107 a | 1,123 a |
| **Ottawa** | ** | ** | 705 a | 801 b | 973 a | 988 a | 1,116 a | 1,134 a | 1,076 a | 1,095 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type
## Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Downtown | ** | ** | ** | ** | ** | ** | ** | ** | ** | 49 |
| Sandy Hill/Lowertown | n/u | n/u | ** | ** | ** | 19 | 0 a | 39 | 0 c | 67 |
| Glebe/Old Ottawa South | n/u | n/u | ** | ** | ** | ** | ** | 50 | 3 c | 61 |
| Alta Vista/Hunt Club | n/u | n/u | n/u | n/u | 8 a | 166 | 36 a | 701 | 44 a | 867 |
| Carlington/Iris | n/u | n/u | n/u | n/u | ** | ** | 4 a | 215 | 5 a | 354 |
| Chinatown/Hintonburg/Westboro N | n/u | n/u | ** | ** | 1 a | 33 | ** | 26 | 1 c | 65 |
| New Edinb./Manor Park/Overbrook | n/u | n/u | ** | ** | 1 a | 495 | 6 a | 522 | 16 a | 1,048 |
| Westboro S/Hampton Pk/Britannia | n/u | n/u | n/u | n/u | 0 a | 32 | 0 a | 32 | 0 a | 64 |
| Former City of Ottawa | ** | ** | ** | 67 | 11 a | 901 | 49 a | 1,603 | 69 a | 2,575 |
| Vanier | n/u | n/u | n/u | n/u | ** | ** | 1 a | 45 | 1 a | 48 |
| Gloucester/Cumberland | n/u | n/u | ** | ** | 3 c | 73 | 27 a | 1,286 | 30 a | 1,361 |
| Nepean/Kanata | ** | ** | ** | ** | 29 a | 887 | 42 a | 2,896 | 71 a | 3,790 |
| **Ottawa** | ** | ** | ** | 73 | 43 a | 1,864 | 119 a | 5,829 | 171 a | 7,774 |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
### Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | ** | ** | 9.5 a | ** | ** | ** | 10.0 a | ** | 9.1 a | ** |
| Sandy Hill/Lowertown | n/u | n/u | ** | ** | ** | ** | 5.5 b | 3.8 a | 4.5 c | 2.2 c |
| Glebe/Old Ottawa South | n/u | n/u | ** | ** | ** | ** | 5.2 d | 8.4 c | 4.4 c | 6.9 c |
| Alta Vista/Hunt Club | n/u | n/u | n/u | n/u | 3.8 a | 4.8 a | 3.7 a | 6.3 a | 3.7 a | 6.0 a |
| Carlington/Iris | n/u | n/u | n/u | n/u | 2.4 a | ** | 4.3 a | 3.7 a | 3.6 a | 4.2 a |
| Chinatown/Hintonburg/Westboro N | n/u | n/u | 0.0 a | ** | 0.0 a | 3.4 a | ** | ** | 1.4 a | 1.7 c |
| New Edinb./Manor Park/Overbrook | n/u | n/u | ** | ** | 0.6 a | 0.2 a | 3.5 a | 2.1 a | 2.1 a | 2.0 a |
| Westboro S/Hampton Pk/Britannia | n/u | n/u | n/u | n/u | 2.9 a | 0.0 a | 9.7 a | 3.1 a | 6.2 a | 1.6 a |
| Former City of Ottawa | ** | ** | 3.2 c | ** | 1.4 a | 1.9 a | 4.0 a | 4.4 a | 3.1 a | 3.7 a |
| Vanier | n/u | n/u | n/u | n/u | ** | ** | 0.0 a | 2.2 a | 0.0 a | 2.1 a |
| Gloucester/Cumberland | n/u | n/u | ** | ** | 16.3 a | 6.8 c | 3.4 a | 4.8 a | 4.2 a | 4.9 a |
| Nepean/Kanata | ** | ** | ** | ** | 9.8 a | 7.9 a | 4.4 a | 4.1 a | 5.6 a | 5.0 a |
| **Ottawa** | ** | ** | **4.1 c** | ** | **6.1 a** | **4.9 a** | **4.0 a** | **4.3 a** | **4.5 a** | **4.5 a** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
## Ottawa CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 |
| Downtown | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Sandy Hill/Lowertown | n/u | n/u | ** | ** | ** | ** | ** | ** | ** | ** |
| Glebe/Old Ottawa South | n/u | n/u | ** | ** | ** | ** | ** | ** | 5.1 d | 3.4 b |
| Alta Vista/Hunt Club | n/u | n/u | n/u | n/u | 12.8 a | -4.6 a | 4.8 c | ++ | 5.3 a | ++ |
| Carlington/Iris | n/u | n/u | n/u | n/u | 0.9 a | ** | ++ | 3.7 a | ++ | 4.2 a |
| Chinatown/Hintonburg/Westboro N | n/u | n/u | ** | ** | ** | -1.1 a | ** | ** | ** | ** |
| New Edinb./Manor Park/Overbrook | n/u | n/u | ** | ** | ** | -0.9 a | 1.4 a | 1.1 a | 2.2 a | 0.4 a |
| Westboro S/Hampton Pk/Britannia | n/u | n/u | n/u | n/u | 2.6 a | -2.4 a | 4.4 a | -0.8 a | 3.1 a | -1.4 a |
| Former City of Ottawa | ** | ** | ** | ** | 5.6 a | ++ | 2.8 a | 1.1 a | 2.9 a | 1.0 a |
| Vanier | n/u | n/u | n/u | n/u | ** | ** | 0.0 b | 0.4 a | 0.0 b | 1.1 a |
| Gloucester/Cumberland | n/u | n/u | ** | ** | 0.5 a | ** | 3.1 a | 1.5 a | 3.0 a | 1.6 a |
| Nepean/Kanata | ** | ** | ** | ** | 3.4 a | 3.5 a | 4.2 a | 1.5 a | 4.0 a | 1.8 a |
| **Ottawa** | ** | ** | ** | ** | **4.3 a** | **2.0 a** | **3.5 a** | **1.4 a** | **3.4 a** | **1.5 a** |

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

## 3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
### Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | 1.8 b | 1.7 b | 1.7 a | 1.2 a | 1.8 b | 1.2 a | ** | ** | 1.8 a | 1.3 a |
| Sandy Hill/Lowertown | 1.5 c | 0.8 a | 1.4 a | 0.9 a | 1.1 a | 0.7 a | 3.7 d | 1.0 d | 1.4 a | 0.8 a |
| Glebe/Old Ottawa South | 4.9 d | 1.8 c | 1.4 a | 0.9 a | 1.4 a | 0.7 a | 0.6 b | 4.1 d | 1.6 b | 1.1 a |
| Alta Vista/Hunt Club | 3.0 a | 0.7 a | 2.4 a | 0.8 a | 2.3 a | 1.5 a | 3.3 a | 3.7 a | 2.5 a | 1.4 a |
| Carlington/Iris | 2.7 a | 1.6 a | 2.3 a | 1.7 a | 1.5 a | 2.0 a | 1.6 a | 2.7 a | 2.0 a | 1.9 a |
| Chinatown/Hintonburg/Westboro N | 1.9 a | 2.5 a | 2.4 a | 1.4 a | 2.2 b | 1.7 b | 0.6 b | 2.0 b | 2.2 a | 1.6 a |
| New Edinb./Manor Park/Overbrook | 0.0 d | 0.0 c | 3.9 c | 1.6 b | 1.1 a | 0.4 a | 2.4 b | 1.1 a | 2.1 a | 0.9 a |
| Westboro S/Hampton Pk/Britannia | 1.4 a | 0.9 a | 1.3 a | 0.8 a | 1.2 a | 0.4 a | 1.6 b | 0.5 a | 1.3 a | 0.7 a |
| Former City of Ottawa | 2.0 a | 1.4 a | 2.0 a | 1.1 a | 1.6 a | 1.2 a | 2.5 a | 2.3 a | 1.9 a | 1.3 a |
| Vanier | ** | ** | 4.6 c | 2.8 b | 4.9 d | 3.9 c | ** | 3.1 d | 4.8 c | 3.3 c |
| Gloucester/Cumberland | ** | 0.0 c | 1.3 a | 1.2 a | 3.0 a | 1.2 a | 3.2 a | 1.9 a | 2.7 a | 1.4 a |
| Nepean/Kanata | 2.1 a | 2.1 a | 2.9 a | 2.3 a | 4.1 a | 2.4 a | 2.8 a | 1.5 a | 3.4 a | 2.1 a |
| **Ottawa** | **2.2 a** | **1.4 a** | **2.2 a** | **1.3 a** | **2.4 a** | **1.6 a** | **2.7 a** | **2.0 a** | **2.3 a** | **1.5 a** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
## Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | 664 a | 695 a | 887 a | 916 a | 1,200 a | 1,259 a | 1,275 b | 1,371 a | 929 a | 969 a |
| Sandy Hill/Lowertown | 673 a | 702 a | 905 a | 946 a | 1,107 a | 1,174 a | 1,443 b | 1,548 a | 959 a | 1,020 a |
| Glebe/Old Ottawa South | 645 a | 662 a | 844 a | 854 a | 1,070 a | 1,115 a | 1,164 a | 1,337 a | 949 a | 977 a |
| Alta Vista/Hunt Club | 615 a | 636 a | 764 a | 783 a | 924 a | 942 a | 1,204 a | 1,213 a | 873 a | 891 a |
| Carlington/Iris | 622 a | 672 a | 745 a | 783 a | 896 a | 931 a | 1,048 a | 1,097 a | 816 a | 854 a |
| Chinatown/Hintonburg/Westboro N | 590 a | 627 a | 725 a | 776 a | 955 a | 1,002 a | 1,248 b | 1,279 a | 784 a | 829 a |
| New Edinb./Manor Park/Overbrook | 628 a | 649 a | 798 a | 826 a | 935 a | 981 a | 976 a | 1,029 a | 885 a | 926 a |
| Westboro S/Hampton Pk/Britannia | 645 a | 673 a | 776 a | 801 a | 922 a | 948 a | 1,069 a | 1,074 a | 836 a | 860 a |
| Former City of Ottawa | 644 a | 675 a | 809 a | 839 a | 984 a | 1,021 a | 1,154 a | 1,221 a | 879 a | 915 a |
| Vanier | 556 b | 526 a | 666 a | 674 a | 771 a | 786 a | 922 a | 943 a | 728 a | 734 a |
| Gloucester/Cumberland | 668 a | 684 a | 766 a | 794 a | 883 a | 889 a | 1,079 a | 1,105 a | 921 a | 940 a |
| Nepean/Kanata | 690 a | 716 a | 788 a | 817 a | 986 a | 1,015 a | 1,129 a | 1,143 a | 990 a | 1,014 a |
| **Ottawa** | **643 a** | **671 a** | **798 a** | **827 a** | **962 a** | **994 a** | **1,124 a** | **1,162 a** | **888 a** | **920 a** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type**
**Ottawa CMA**

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Downtown | 25 b | 1,489 | 60 a | 5,033 | 25 a | 2,090 | ** | 237 | 114 a | 8,849 |
| Sandy Hill/Lowertown | 8 a | 908 | 25 a | 2,958 | 14 a | 1,826 | 4 d | 461 | 51 a | 6,152 |
| Glebe/Old Ottawa South | 5 c | 265 | 13 a | 1,470 | 9 a | 1,245 | 11 d | 257 | 37 a | 3,237 |
| Alta Vista/Hunt Club | 2 a | 302 | 39 a | 4,636 | 69 a | 4,514 | 39 a | 1,064 | 149 a | 10,516 |
| Carlington/Iris | 8 a | 507 | 54 a | 3,213 | 57 a | 2,857 | 11 a | 404 | 130 a | 6,980 |
| Chinatown/Hintonburg/Westboro N | 17 a | 671 | 34 a | 2,537 | 19 b | 1,161 | 3 b | 170 | 74 a | 4,539 |
| New Edinb./Manor Park/Overbrook | 0 c | 201 | 22 b | 1,363 | 9 a | 2,136 | 7 a | 677 | 39 a | 4,377 |
| Westboro S/Hampton Pk/Britannia | 4 a | 428 | 22 a | 2,714 | 10 a | 2,324 | 1 a | 189 | 37 a | 5,655 |
| Former City of Ottawa | 68 a | 4,771 | 271 a | 23,924 | 212 a | 18,152 | 80 a | 3,458 | 631 a | 50,305 |
| Vanier | ** | 180 | 49 b | 1,735 | 70 c | 1,762 | 8 d | 256 | 129 c | 3,933 |
| Gloucester/Cumberland | 0 c | 120 | 11 a | 891 | 22 a | 1,837 | 29 a | 1,519 | 62 a | 4,367 |
| Nepean/Kanata | 3 a | 144 | 44 a | 1,916 | 101 a | 4,174 | 50 a | 3,229 | 198 a | 9,464 |
| **Ottawa** | **74 a** | **5,215** | **374 a** | **28,466** | **405 a** | **25,925** | **167 a** | **8,462** | **1,020 a** | **68,069** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type

### Ottawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | 4.1 b | 3.1 b | 3.1 b | 2.5 a | 3.1 b | 2.2 b | 3.9 d | ** | 3.3 a | 2.5 a |
| Sandy Hill/Lowertown | 3.0 c | 2.8 b | 2.8 a | 2.1 a | 1.9 c | 1.7 b | 4.6 d | 1.7 c | 2.7 a | 2.0 a |
| Glebe/Old Ottawa South | 5.7 d | 2.2 b | 2.8 b | 2.3 b | 2.8 b | 1.0 a | 2.0 c | 5.3 d | 2.9 b | 2.0 a |
| Alta Vista/Hunt Club | 4.6 a | 2.0 a | 3.8 a | 2.3 a | 3.9 a | 3.1 a | 3.7 a | 4.8 a | 3.9 a | 2.9 a |
| Carlington/Iris | 3.6 a | 3.2 a | 4.4 a | 4.4 a | 3.7 b | 4.1 b | 3.2 b | 4.6 a | 3.9 a | 4.2 a |
| Chinatown/Hintonburg/Westboro N | 2.2 a | 4.1 a | 2.9 a | 2.1 a | 2.5 a | 2.7 a | 1.3 a | 2.0 b | 2.6 a | 2.5 a |
| New Edinb./Manor Park/Overbrook | 0.0 d | 0.0 c | 4.3 c | 2.5 b | 2.0 a | 0.8 a | 3.0 b | 2.6 a | 2.8 a | 1.5 a |
| Westboro S/Hampton Pk/Britannia | 2.8 a | 1.6 a | 2.8 a | 2.2 a | 2.3 a | 1.8 a | 2.1 a | 1.6 a | 2.6 a | 2.0 a |
| Former City of Ottawa | 3.4 a | 2.8 a | 3.4 a | 2.6 a | 3.0 a | 2.4 a | 3.3 b | 3.4 a | 3.2 a | 2.6 a |
| Vanier | ** | ** | 5.4 c | 4.0 c | 6.4 c | 5.7 c | ** | 3.1 d | 6.2 b | 4.6 b |
| Gloucester/Cumberland | ** | 0.0 c | 2.0 a | 1.9 a | 4.3 a | 2.3 a | 3.9 a | 4.3 a | 3.6 a | 2.9 a |
| Nepean/Kanata | 8.3 a | 6.3 a | 6.5 a | 6.6 a | 7.4 a | 5.9 a | 4.9 a | 4.2 a | 6.4 a | 5.4 a |
| **Ottawa** | **3.7 a** | **2.8 a** | **3.7 a** | **2.9 a** | **4.0 a** | **3.2 a** | **4.1 a** | **3.9 a** | **3.9 a** | **3.1 a** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

**3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type**
**Ottawa CMA**

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 |
| Downtown | 2.1 c | 4.6 c | 2.0 b | 4.0 b | ++ | 5.0 c | ++ | ++ | 1.7 c | 4.1 b |
| Sandy Hill/Lowertown | 2.2 c | 3.2 d | 5.3 d | 3.6 d | ++ | 4.5 c | ++ | ++ | 4.3 d | 3.6 c |
| Glebe/Old Ottawa South | ** | 3.6 b | 4.0 d | ++ | ++ | 4.5 d | ** | ++ | ** | ++ |
| Alta Vista/Hunt Club | ++ | 3.9 b | 3.6 a | 2.6 a | 3.4 a | 2.7 a | 2.9 a | 4.6 a | 3.4 a | 2.8 a |
| Carlington/Iris | 1.4 a | 7.0 a | 2.6 b | 5.3 b | 2.9 b | 5.4 b | 4.0 b | 4.1 d | 2.1 b | 5.2 b |
| Chinatown/Hintonburg/Westboro N | ++ | 6.5 a | ++ | 7.1 a | ++ | 5.3 c | ** | ** | ++ | 6.6 a |
| New Edinb./Manor Park/Overbrook | ** | ** | ** | 3.5 c | 1.8 c | 2.9 c | ++ | 3.1 c | 2.1 b | 2.9 b |
| Westboro S/Hampton Pk/Britannia | 0.8 a | 3.5 a | 1.2 a | 3.3 a | 0.7 a | 3.0 a | 1.6 a | 1.0 a | 1.1 a | 3.0 a |
| Former City of Ottawa | 1.2 a | 4.6 b | 2.6 a | 3.8 a | 2.0 a | 4.1 a | 1.5 c | 4.3 c | 2.2 a | 3.9 a |
| Vanier | ** | ++ | 2.9 c | 1.3 a | ++ | 1.4 a | ++ | ++ | 1.9 c | 1.1 a |
| Gloucester/Cumberland | ++ | 2.1 a | 3.0 a | 3.4 a | 2.1 a | 0.6 a | 1.9 a | 0.3 b | 2.0 a | 1.4 a |
| Nepean/Kanata | 3.5 a | 4.5 a | 4.6 a | 2.8 a | 3.9 a | 3.1 a | 4.3 a | 1.7 a | 4.3 a | 2.4 a |
| **Ottawa** | **1.3 a** | **4.4 a** | **2.8 a** | **3.6 a** | **2.2 a** | **3.6 a** | **2.2 a** | **3.3 b** | **2.5 a** | **3.4 a** |

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Ottawa CMA - October 2008

| Condo Sub Area | Rental Condominium Apartments | | | | Apartments in the RMS[1] | | | |
|---|---|---|---|---|---|---|---|---|
| | Oct-07 | | Oct-08 | | Oct-07 | | Oct-08 | |
| Downtown | 0.2 | b | 1.6 | c | 1.6 | a | 1.1 | a |
| Inner Suburbs | 1.0 | a | 0.4 | a | 2.5 | a | 1.6 | a |
| Outer Suburbs | 0.2 | b | 0.1 | b | 2.5 | a | 1.5 | a |
| **Ottawa-Gatineau CMA (Ont. Part)** | **0.5** | **a** | **0.5** | **a** | **2.3** | **a** | **1.4** | **a** |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Ottawa CMA - October 2008

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|---|---|---|---|---|---|---|---|---|
| | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] |
| Downtown | n/u | 694 a | 1,252 d | 916 a | 1,428 c | 1,195 a | ** | 1,462 a |
| Inner Suburbs | n/u | 669 a | 922 c | 790 a | 1,134 b | 946 a | 1,542 c | 1,125 a |
| Outer Suburbs | n/u | 631 a | 818 c | 772 a | 940 b | 932 a | ** | 1,103 a |
| **Ottawa-Gatineau CMA (Ont. Part)** | **n/u** | **671 a** | **999 c** | **827 a** | **1,103 b** | **995 a** | **1,396 d** | **1,227 a** |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Ottawa CMA - October 2008

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | n/u | n/u | ** | 1,252 d | 1,388 b | 1,428 c | ** | ** | 1,342 b | 1,381 b |
| Inner Suburbs | n/u | n/u | ** | 922 c | 1,072 b | 1,134 b | ** | 1,542 c | 1,093 b | 1,100 b |
| Outer Suburbs | n/u | n/u | 854 c | 818 c | 986 b | 940 b | 1,219 c | ** | 979 a | 926 b |
| **Ottawa-Gatineau CMA (Ont. Part)** | n/u | n/u | 991 b | 999 c | 1,119 a | 1,103 b | 1,218 c | 1,396 d | 1,102 a | 1,093 b |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Ottawa CMA - October 2008

| Size | Rental Condominium Apartments | | Apartments in the RMS[1] | |
|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Ottawa-Gatineau CMA (Ont. Part)** | | | | |
| 3 to 24 Units | 2.3 c | ** | 2.9 a | 2.4 a |
| 25 to 49 Units | 0.0 d | 0.9 d | 3.8 a | 1.7 a |
| 50 to 74 Units | 0.0 c | ** | 3.4 a | 1.0 a |
| 75 to 149 Units | 0.0 c | 0.4 b | 1.8 a | 1.2 a |
| 150+ Units | 0.6 a | 0.2 a | 1.7 a | 1.0 a |
| Total | 0.5 a | 0.5 a | 2.3 a | 1.4 a |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
## Condominium Apartments
## Ottawa CMA - October 2008

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Downtown | 4,085 | 4,395 | 952 d | 1,081 a | 23.3 d | 24.6 a | 0.2 b | 1.6 c |
| Inner Suburbs | 6,546 | 6,807 | 1,183 d | 1,158 a | 18.1 d | 17.0 a | 1.0 a | 0.4 a |
| Outer Suburbs | 9,038 | 9,797 | 1,580 d | 1,808 d | 17.5 d | 18.5 d | 0.2 b | 0.1 b |
| **Ottawa-Gatineau CMA (Ont. Part)** | **19,669** | **20,999** | **3,706 a** | **4,019 a** | **18.8 a** | **19.1 a** | **0.5 a** | **0.5 a** |

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
## Condominium Apartments By Building Size
## Ottawa CMA - October 2008

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Ottawa-Gatineau CMA (Ont. Part)** | | | | | | | | |
| 3 to 24 Units | 819 | 1,477 | 101 c | 205 c | 12.4 c | 13.9 c | 2.3 c | ** |
| 25 to 49 Units | 1,488 | 1,867 | 198 d | 263 c | 13.3 d | 14.1 c | 0.0 d | 0.9 d |
| 50 to 74 Units | 1,307 | 1,237 | ** | ** | ** | ** | 0.0 c | ** |
| 75 to 149 Units | 5,124 | 5,479 | 986 d | 1,057 d | 19.2 d | 19.3 d | 0.0 c | 0.4 b |
| 150+ Units | 10,931 | 10,939 | 2,163 d | 2,195 a | 19.8 d | 20.1 a | 0.6 a | 0.2 a |
| Total | 19,669 | 20,999 | 3,706 a | 4,019 a | 18.8 a | 19.1 a | 0.5 a | 0.5 a |

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Ottawa CMA - October 2008

| | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Ottawa-Gatineau CMA (Ont. Part)** | | | | | | | | | | |
| Single Detached | n/s | n/s | ** | ** | ** | ** | 1,138 c | 1,289 c | 971 c | 1,153 c |
| Semi detached, Row and Duplex | n/s | n/s | ** | ** | 915 b | 931 b | 1,050 a | 1,004 a | 1,000 a | 982 a |
| Other-Primarily Accessory Suites | n/s | n/s | 682 c | ** | ** | ** | ** | ** | 777 c | ** |
| Total | n/s | ** | 684 c | ** | 872 b | 943 b | 1,063 a | 1,062 a | 957 a | 1,009 b |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## 5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Ottawa CMA - October 2008

| | Estimated Number of Households in Other Secondary Rented Units[1] | |
|---|---|---|
| | Oct-07 | Oct-08 |
| **Ottawa-Gatineau CMA (Ont. Part)** | | |
| Single Detached | 6,153 b | 7,616 b |
| Semi detached, Row and Duplex | 24,732 a | 22,559 a |
| Other-Primarily Accessory Suites | 5,580 c | 5,259 c |
| Total | 36,465 a | 35,433 a |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

**Acknowledgement**

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

**Rental Affordability Indicator**

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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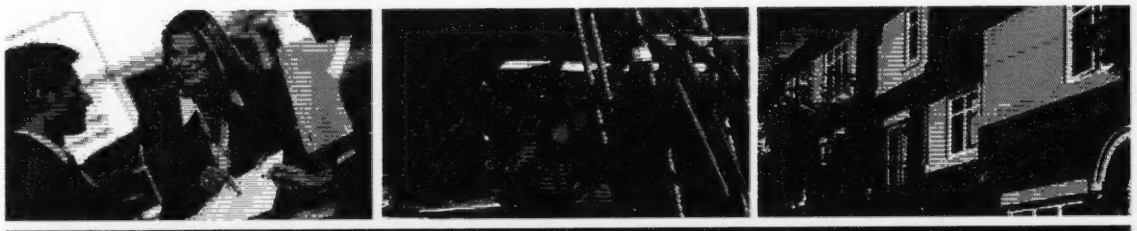

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